

EAST WINDSOR 2020 ANNUAL INCOME AND EXPENSE REPORT SUMMARY

NAME: _____
MAILING ADDRESS: _____

Location: _____
Unique ID _____
Primary Use: _____

- | | |
|---|-----------------------------------|
| 1. Primary Property Use (Circle One) A. Apartment B. Office C. Retail D. Mixed Use E. Shopping Center F. Industrial G. Other _____ | |
| 2. Gross Building Area (Including Owner-Occupied Space) _____ Sq. Ft. | 6. Number of Parking Spaces _____ |
| 3. Net Leasable Area _____ Sq. Ft. | 7. Actual Year Built _____ |
| 4. Owner-Occupied Area _____ Sq. Ft. | 8. Year Remodeled _____ |
| 5. No. of Units _____ | |

INCOME - 2020

- | | |
|--|-------|
| 9. Apartment Rental (From Schedule A) | _____ |
| 10. Office Rentals (From Schedule B) | _____ |
| 11. Retail Rentals (From Schedule B) | _____ |
| 12. Mixed Rentals (From Schedule B) | _____ |
| 13. Shopping Center Rentals (From Schedule B) | _____ |
| 14. Industrial Rentals (From Schedule B) | _____ |
| 15. Other Rentals (From Schedule B) | _____ |
| 16. Parking Rentals | _____ |
| 17. Other Property Income | _____ |
| 18. TOTAL POTENTIAL INCOME (Add Line 9 Through Line 17) | _____ |
| 19. Loss Due to Vacancy and Credit | _____ |
| 20. EFFECTIVE ANNUAL INCOME (Line 18 Minus Line 19) | _____ |

EXPENSES - 2020

- | | |
|---|-------|
| 21. Heating/Air Conditioning | _____ |
| 22. Electricity | _____ |
| 23. Other Utilities | _____ |
| 24. Payroll (Except management, repair & decorating) | _____ |
| 25. Supplies | _____ |
| 26. Management | _____ |
| 27. Insurance | _____ |
| 28. Common Area Maintenance | _____ |
| 29. Leasing Fees/Commissions/Advertising | _____ |
| 30. Legal and Accounting | _____ |
| 31. Elevator Maintenance | _____ |
| 32. Security | _____ |
| 33. Other (Specify) _____ | _____ |
| 34. Other (Specify) _____ | _____ |
| 35. Other (Specify) _____ | _____ |
| 36. TOTAL EXPENSES (Add Lines 21 Through 35) | _____ |
| 37. NET OPERATING INCOME (Line 20 Minus Line 36) | _____ |
| 38. Capital Expenses | _____ |
| 39. Real Estate Taxes | _____ |
| 40. Mortgage Payment (Principal and Interest) | _____ |
| 41. Depreciation | _____ |
| 42. Amortization | _____ |

RETURN TO THE ASSESSOR ON OR BEFORE JUNE 1, 2021 TO AVOID A 10% PENALTY

VERIFICATION OF PURCHASE PRICE

(Complete if the property was acquired on or after January 1, 2021)

PURCHASE PRICE \$ _____ DOWN PAYMENT \$ _____ DATE OF PURCHASE _____

			(Check One)	
			Fixed	Variable
FIRST MORTGAGE	\$ _____	INTEREST RATE _____ %	PAYMENT SCHEDULE TERM _____ YEARS	
SECOND MORTGAGE	\$ _____	INTEREST RATE _____ %	PAYMENT SCHEDULE TERM _____ YEARS	
OTHER	\$ _____	INTEREST RATE _____ %	PAYMENT SCHEDULE TERM _____ YEARS	

DID THE PURCHASE PRICE INCLUDE A PAYMENT FOR: Furniture? \$ _____ (VALUE) EQUIPMENT? \$ _____ (VALUE) OTHER (SPECIFY) \$ _____ (VALUE)

WAS THE SALE BETWEEN RELATED PARTIES? (CIRCLE ONE): YES NO APPROXIMATE VACANCY AT DATE OF PURCHASE _____ %

WAS AN APPRAISAL USED IN THE PURCHASE OR FINANCING? (CIRCLE ONE): YES NO APPRAISED VALUE /NAME OF APPRAISER _____

PROPERTY CURRENTLY LISTED FOR SALE? (CIRCLE ONE) YES NO

IF YES, LIST THE ASKING PRICE \$ _____ DATE LISTED _____ BROKER _____

Remarks - Please explain any special circumstances or reasons concerning your purchase (i.e., vacancy, conditions of sale, etc.) _____

I DO HEREBY DECLARE UNDER PENALTIES OF FALSE STATEMENT THAT THE FOREGOING INFORMATION, ACCORDING TO THE BEST OF MY KNOWLEDGE, REMEMBRANCE AND BELIEF, IS A COMPLETE AND TRUE STATEMENT OF ALL THE INCOME AND EXPENSES ATTRIBUTABLE TO THE ABOVE IDENTIFIED PROPERTY (Section §12-63c (d) of the Connecticut General Statutes).

SIGNATURE _____ NAME (Print) _____ DATE _____
TITLE _____ TELEPHONE _____

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